

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE ENACTING PART 7-6-600P AND SECTIONS 7-6-216, 7-6-220, AND 7-6-221 AND AMENDING SECTIONS 7-5-101, 7-6-101, 7-6-203, 7-14-104, 7-14-105, AND 7-23-210 OF THE WEST VALLEY CITY MUNICIPAL CODE TO CREATE THE RESIDENTIAL ESTATE AND A-2 ZONES, DEFINE REGULATIONS CONCERNING THESE ZONES, AND AMEND PROVISIONS GOVERNING THE REZONING OF PROPERTY WITHIN THE CITY.**

**WHEREAS**, average home values in West Valley City are 36% lower than the Salt Lake County average; and

48  
49       **WHEREAS**, West Valley City has a substantial shortage of “residential estate” housing  
50 opportunities compared to other communities within the Salt Lake Valley; and  
51

52       **WHEREAS**, West Valley City has less single family housing, more multifamily housing,  
53 more tax credit rental units, and more mobile homes than comparable communities in the Salt  
54 Lake Valley; and  
55

56       **WHEREAS**, West Valley City has eleven percent of the households within Salt Lake  
57 County, but has just 1.1% of the homes priced above \$250,000, which is a home affordable to  
58 households with a median income level; and  
59

60       **WHEREAS**, over 30% of West Valley City households can afford a home priced above  
61 \$250,000, but the City has only 1.1% of the homes in the Salt Lake Valley in this price range;  
62 and  
63

64       **WHEREAS**, the Bureau of Economic and Business Research affirmed in independent  
65 research that West Valley City has ample affordable housing and that the City should direct land  
66 use and economic development efforts toward the creation of additional housing opportunities  
67 for higher income households; and  
68

69       **WHEREAS**, there is very little land remaining in the City that could address this housing  
70 imbalance, making immediate action necessary; and  
71

72       **WHEREAS**, the City Council desires to enact zoning regulations that support the  
73 creation of residential estate properties of lasting value that will correct the housing imbalance  
74 and offer a variety of housing choices to residents of the City; and  
75

76       **WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is  
77 in the best interests of the health, safety, and welfare of the citizens of West Valley City to enact  
78 Part 7-6-600P and Sections 7-6-216, 7-6-220, and 7-6-221 and amend Sections 7-5-101, 7-6-101,  
79 7-6-203, 7-14-104, 7-14-105, and 7-23-210 of the West Valley City Municipal Code as set forth  
80 below.  
81

82       **NOW, THEREFORE, BE IT ORDAINED** by the City Council of West Valley City,  
83 Utah, as follows:  
84

85       **Section 1. Repealer.** Any provision of the West Valley City Municipal Code found  
86 to be in conflict with this Ordinance is hereby repealed.  
87

88       **Section 2. Enactment.** Part 7-6-600P and Sections 7-6-216, 7-6-220, and 7-6-221  
89 are hereby enacted as follows:  
90

91 **7-6-600P PART 6 – RESIDENTIAL ESTATE ZONE (“RE ZONE”)**

92  
93 **7-6-601. PURPOSE.**  
94

The purpose of this zone is to provide areas in the City for large, estate lots for single family residential development.

#### **7-6-602. PERMITTED USES.**

The following are permitted uses in the RE Zone; no other permitted uses are allowed:

- (1) Agriculture
- (2) Community Uses
- (3) Home occupations – Minor, as defined in Title 7, Chapter 8.
- (4) Household pets
- (5) Signs (see Title 11 - Sign Ordinance)
- (6) Single-family dwellings
- (7) Temporary non-residential buildings
- (8) Uses customarily accessory to listed permitted uses

#### **7-6-603. CONDITIONAL USES.**

The following are conditional uses in the RE Zone; no other conditional uses are allowed:

- (1) Public utility installations (except lines and rights-of-way)
- (2) Home occupations – Major, as defined in Title 7, Chapter 8.
- (3) Planned unit developments that meet the requirements of 7-6-609.

#### **7-6-604. MINIMUM LOT SIZE, FRONTAGE AND SETBACK REQUIREMENTS**

- (1) The minimum lot size in the RE Zone is 12,000 square feet, except as provided in Section 7-6-609 of this Title. For single lot subdivisions, the single lot shall not be less than 15,000 square feet.
- (2) The average lot size in the RE Zone shall be equal to or greater than 15,000 square feet, except as provided in Section 7-6-609 of this Title. For the purposes of this Section, average shall be calculated as follows: total subdivision lot square footage number divided by the total number of subdivision lots.
- (3) The minimum frontage in the RE Zone is 100' wide.
- (4) The minimum front yard setback in the RE Zone is 30'. The minimum side yard setbacks in the RE Zone are 10'. Minimum side yard setbacks for corner lots are 20'.
- (5) The minimum rear yard setback in the RE Zone is 30'.
- (6) Accessory Buildings shall meet the setback requirements set forth in this Section 7-6-604, except for the rear yard setback, which is a minimum of 10' for Accessory Buildings.

#### **7-6-605. LANDSCAPING STANDARDS**

All front yards shall be landscaped and include adequate irrigation to maintain live landscaping.  
All parkstrips and property between the 6' masonry walls and sidewalks shall be landscaped.

Landscaping shall include 3 trees per frontage per lot. All landscaping required in this Section 7-6-605 shall be installed and completed within 6 months of the issuance of the Certificate of Occupancy.

#### **7-6-606. LANDSCAPING BONDS REQUIRED.**

Landscaping bonds must be deposited with the City in accordance with 7-6-608 and 7-6-609.

#### **7-6-607. PARKING RESTRICTIONS.**

Parking required by this Title shall not be allowed within the minimum required front or side yard setback adjacent to a public or private street.

#### **7-6-608. SUBDIVISION STANDARDS.**

- (1) Only single family dwellings are permitted.
- (2) A Home Owners Association ("HOA") shall be established when one or more 6' masonry walls are required to be constructed. The HOA shall be responsible for the landscaping maintenance of the property between the 6' masonry wall and the sidewalk.
- (3) When a new street is constructed, at least one entry feature shall be required. The entry feature shall incorporate the name and/or logo of the development, use brick or stone in the design, and include at least fifty square feet of landscaping.
- (4) Traffic calming features must be incorporated in the design of the streets.
- (5) The front yard setbacks for adjacent homes shall vary by at least 2', but in no event shall any front yard setback be less than 30'.
- (6) Landscaping on all parkstrips, common areas, and property between the masonry walls and sidewalks shall be completed on or before the time at which 50% of the Certificates of Occupancy have been issued for the development.
- (7) A landscaping bond in the amount of \$5,000 per lot must be deposited with the City, naming the City as the beneficiary. The landscaping bond shall be deposited in a form acceptable to the City Attorney's Office.

#### **7-6-609. PLANNED UNIT DEVELOPMENT ("PUD") STANDARDS**

The minimum lot size in an RE Zone may be reduced to 10,000 square feet for PUDs provided the following standards are met:

- (1) The average lot size for PUDs shall be equal to or greater than 12,000 square feet. For the purposes of this Section, average shall be calculated as follows: total PUD lot square footage number divided by the total number of PUD lots.
- (2) Only single family dwellings are permitted.
- (3) A Home Owners Association ("HOA") shall be established to maintain landscaping, parking areas, and other general maintenance of common areas.
- (4) When a new street is constructed, at least one entry feature shall be required. The entry feature shall incorporate the name and/or logo of the development, use brick or stone in the design, and include at least fifty square feet of landscaping.

- (5) Traffic calming features must be incorporated in the design of the streets.
- (6) The front yard setbacks for adjacent homes shall vary by at least 2', but in no event shall any front yard setback be less than 30'.
- (7) A trail system shall be required. The trail system shall provide access to, through, and between common open space areas and extend to adjoining community amenities, such as public parks and schools.
- (8) A minimum of 20% of the total PUD development is required for common open space.
- (9) Unique streetscapes are required comprising of, but not limited to: specialty lighting; minimum 8' wide parkstrips; and narrow street widths.
- (10) Landscaping on all parkstrips, common areas, and property between the masonry walls and sidewalks shall be completed on or before the time at which 50% of the Certificates of Occupancy have been issued for the development.
- (11) A landscaping bond in the amount of \$5,000 per lot must be deposited with the City, naming the City as the beneficiary. The landscaping bond shall be deposited in a form acceptable to the City Attorney's Office.
- (12) Amenities must be included in the PUD, with the number depending on the size of the PUD. Potential amenities include, but are not limited to: clubhouse; community garden; swimming pool; sport court; playground; pocket park; water feature; and picnic shelter and barbeque area with seating.

#### **7-6-216. A-2 ZONE.**

The A-2 zone shall be identical to the A and A-1 zones in all respects and requirements, except for the minimum lot size. The minimum lot size for the A-2 Zone is 2 acres.

#### **7-6-220. PARKING RESTRICTIONS.**

Parking required by this Title shall not be allowed within the minimum required front or side yard setback adjacent to a public or private street.

#### **7-6-221. SUBDIVISION STANDARDS.**

- (1) Only single family dwellings are permitted.
- (2) A Home Owners Association ("HOA") shall be established when one or more 6' masonry walls are required to be constructed. The HOA shall be responsible for the landscaping maintenance of the property between the 6' masonry wall and the sidewalk.
- (3) When a new street is constructed, at least one entry feature shall be required. The entry feature shall incorporate the name and/or logo of the development, use brick or stone in the design, and include at least fifty square feet of landscaping.
- (4) Traffic calming features must be incorporated in the design of the streets.
- (5) The front yard setbacks for adjacent homes shall vary by at least 2', but in no event shall any front yard setback be less than 30'.
- (6) Landscaping on all parkstrips, common areas, and property between the masonry walls and sidewalks shall be completed on or before the time at which 50% of the Certificates of Occupancy have been issued for the development.

**Section 3. Amendment.** Sections 7-5-101, 7-6-101, 7-6-203, 7-14-104, 7-14-105, and 7-23-210 are hereby amended as follows:

**7-5-101. ZONING AMENDMENTS.**

(1) The City Council may, from time to time, on its own motion or pursuant to an application, amend the number, shape, boundaries or area of any zoning district, or any regulation of or within any zoning district or any other provisions of the zoning ordinances. Any such proposed amendment shall first be submitted to the Planning Commission for recommendation. Zoning amendments approved, or receiving a recommendation other than disapproval by the Planning Commission, will be considered by the City Council as provided in this Section. Applications disapproved by the Planning Commission shall not be considered by the City Council except upon written request by the applicant to the City Council, as provided in this Section.

(2) Before finally adopting any amendment recommended or approved by the Planning Commission, the City Council shall hold a public hearing.

(3) Property within City limits may only be amended or rezoned to the following zones: A-2, A-1, A, RE, C-1, C-2, C-3, BRP, MXD, CC and M.

**7-6-101. ESTABLISHMENT OF ZONES.**

For the purpose of this Title, the City is divided into ~~23~~ 24 classes of zones as follows:

Agricultural Zone:

A

A-1

A-2

Residential Zones:

RE

R-1-4

R-1-6

**7-6-203. CONDITIONAL USES.**

The following are conditional uses in the A, ~~or~~ A-1, and A-2 Zones; no other conditional uses are allowed, except as provided in Section 7-2-115:

~~(1) Condominiums; planned unit developments~~

~~(1)(2)~~ Day care/preschool centers in conjunction with a church

~~(2)(3)~~ Home occupations - major

~~(3)(4)~~ Residential facilities for elderly persons

~~(4)(5)~~ Public utility installations (except lines and rights-of-way)

~~(5)(6)~~ Radio and television transmission antennas, transmitting stations and related facilities

~~(6)(7)~~ Commercial raising, rental, stabling, training and grazing of animals

~~(7)(8)~~ Equestrian schools; horse riding schools; outdoor arenas

~~(8)(9)~~ Boarding kennels; sportsman's kennels; veterinary hospitals

~~(9)(10)~~ Turf Farm Equipment Manufacturing

**7-14-104. DEVELOPMENT PLAN REQUIREMENTS FOR HOME OCCUPATIONS, REMODELING, AND CHANGE OF USE TO A PERMITTED USE IN AN EXISTING STRUCTURE ON A DEVELOPED SITE.**

Application for home occupations, remodeling and change of use to a permitted use in an existing structure on a developed site shall be accompanied by and shall comply with the following:

- (1) Appropriate application form and fee.
- (2) Four copies of the Site Plan, unless a greater number of copies is required by the City due to the number of reviewing agencies.
- (3) The following design criteria shall be met:
  - a. Signage shall be aesthetically compatible with the building, as determined by the City. The setback shall comply with the applicable setback provisions of the Sign Ordinance.
  - b. Building additions shall be architecturally integrated with the existing buildings as to design and materials.
  - c. Any conversion of covered parking spaces to non-parking uses shall comply with the following standards:
    - i. Homes constructed prior to March 3, 1998 must provide a minimum of two (2) parking spaces per unit, located on hard-surfacing out of the front yard setback per Section 7-9-104 of the West Valley City Municipal Code.
    - ii. Homes constructed after March 3, 1998 and before the effective date of this Ordinance must provide a double car garage with interior minimum dimensions of 20 feet by 20 feet ~~per Section 7-14-105(3)(h) of the West Valley City Municipal Code.~~ Homes constructed after the effective date of this Ordinance must provide a three car garage with interior minimum dimensions of 20 feet by 30 feet.
    - iii. The replacement parking shall be completed prior to the issuance of a certificate of occupancy for the converted living space.
    - iv. The replacement parking shall be continuously maintained and readily accessible from a public right-of-way.
    - v. The access to the replacement parking shall be completed per Section 7-9-115 of the West Valley City Municipal Code.
    - vi. The garage door, and all necessary remnants, shall be removed and the garage door opening finished with building materials and design details to match the remaining house.
    - vii. If the converted area is to be used for living space, there shall be an internal doorway to the primary structure.
    - viii. Garage conversions constructed with a building permit prior to ~~the effective date of this Ordinance~~ December 29, 2008 are considered legal non-conforming uses.
    - ix. Garage conversions undertaken without a building permit, regardless of when it occurred, are considered illegal.

**7-14-105. DEVELOPMENT PLAN REQUIREMENTS FOR NEW CONSTRUCTION OF A SINGLE- FAMILY OR TWO-FAMILY DWELLING.**

Applications for new construction of a single-family or two-family dwelling in West Valley City shall be accompanied by and shall comply with the following:

(1) Appropriate application form and fees.

(2) Two copies of the Development Plan shall be required, which plan shall include a site plan and an architectural plan with appropriate drawings of adequate scale showing building materials, exterior elevations and floor plans of all proposed structures.

(3) The following design criteria shall be required:

~~a. Both the exterior building design and the exterior building materials of all buildings shall be of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this Chapter. Exterior siding materials may include, but shall not be limited to, brick, concrete, glass, fiber cement, tile, stone, stucco and/or wood.~~ All exterior materials shall be 100% masonry. For the purposes of this Section, masonry shall only include brick, stone, and fiber cement siding. Thin brick, brick veneer panels, stone veneer panels and stucco are not allowed. Fiber cement siding shall not constitute more than 75% of the exterior material and the remaining 25% must be either brick or stone. All exterior materials shall be installed in a professional workmanlike manner and be guaranteed to be maintenance-free for at least 10 years. Finishes upon exterior materials shall be guaranteed maintenance-free for a minimum of five years. Materials or finishes without such guarantees shall not be permitted. Guarantees shall be in writing from the manufacturer.

b. Each dwelling shall have a site-built concrete, all-weather wood, or masonry foundation around the entire perimeter with interior supports as necessary to meet applicable building codes. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes.

c. The roof of each dwelling shall have a minimum pitch of 4 ~~6~~:12. At non-gable ends of the roof there shall be an overhang at the eaves of not less than 12 inches inclusive of rain gutters. For homes with cantilevered rooms, 60 percent of the total eave length of the home shall have an overhang of not less than 12 inches. The roof overhang shall be measured perpendicular to the vertical side of the dwelling. Laminated architectural shingles are required. Unfinished galvanized steel, tar, or aluminum roofing shall not be permitted. These pitch and overhang provisions shall not apply to porch covers, bay windows, or similar appendages.

d. Each dwelling shall be not less than 20 feet in depth at the narrowest point. The depth shall be considered to be the lesser of the two primary dimensions of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.



e. Any previously occupied dwelling which is to be moved from an existing location to a lot within West Valley City shall be inspected by the Chief Building Official of West Valley City, or his designated representative, prior to the move to insure that it meets applicable building codes.

f. Landscaping on residential lots shall comply with the following standards:

i. Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.

ii. Landscaping shall include at least one tree and a combination of lawn, shrubs or groundcover. Deciduous trees shall be a minimum size of 2-inch caliper. Conifer trees shall be at least six feet in height. Groundcover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Groundcover may also include mineral or nonliving organic permeable material in not more than 50 percent of the net landscaped area. Mineral groundcover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size, and placement of landscape elements shall be determined by the homeowner, however, low-water use landscaping is encouraged.

iii. At the time the water supply line to a house is installed, the builder shall furnish and install a stop-and-waste valve with an access sleeve and capped mainline to the surface to facilitate future sprinkler system installation. The stop-and-waste valve may also be located inside the home with a mainline extended to the exterior of the foundation wall and capped.

iv. On lots over one-half acre in size, landscaping shall only be required on 80 feet of street frontage to the depth of the front yard setback. On corner one-half acre lots, 80 feet of frontage shall be landscaped on each street. The 80-foot frontage may include customary access drives.

g. In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as necessary to satisfy the purpose of this Chapter.

i. In order to insure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots, except in the case of twin homes where connected units may be the same.

ii. In order to insure variation in front yard setbacks, no more than two homes on adjacent lots shall be built at the same setback. The minimum front setback may be reduced for main buildings, but not for garages; however, the average front setback for all lots in the subdivision shall not be less than the minimum front setback allowed in the zone. The minimum offset between homes shall be not less than five feet and the minimum front setback on any lot shall be

not less than 23 feet. This requirement shall not apply to lots where the entire front property line is a curve with a radius of 100 feet or less. This subsection 3(g)(ii) shall not apply in the RE zone, which is governed by the setback standards set forth in Section 7-6-608.

iii. Any sides of a home facing a street, consisting of one material, shall include distinctive features intended to add significant variety and interest to the exterior surfaces of the home, such as pop-outs on windows, bay windows, quoins, color variations, texture changes or brick/stone decorative elements, etc. The minimum square footage of finished, above-ground, habitable floor space shall be ~~1,400~~ 2,000 square feet for ramblers and ~~1,600~~ 3,000 square feet for 2-story or multi-level homes, not including the garage, ~~unless increased by a development agreement or reduced by Section 7-14-105(3)(i)(xiii).~~

~~h. A double car garage with interior minimum dimensions of 20 feet by 20 feet shall be constructed in conjunction with the home. A 3 car garage is required, except that a 2 car garage is permissible when there is a 20' side yard setback adjacent to the garage and either the 2 car garage is side loaded or the basement of the dwelling is finished. The minimum interior dimensions of a garage shall be 20 feet by 30 feet for a 3 car garage and 20 feet by 20 feet for a 2 car garage.~~ Occupancy of the home shall not be permitted without the garage being completed. Where the garage is attached to the home and the garage door is facing the street, the width of the front of the house excluding the garage shall be at least 18' for ramblers and 15' for multi-levels.

i. Final grading of individual lots shall be performed in such a way that excess water shall be contained entirely on the site or directed to an improved street or directed to an approved drainage inlet, drainage channel or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved as part of an overall system, as reflected in the subdivision approval or otherwise. In order to more effectively direct storm runoff rain gutters shall be installed on all eaves of new dwellings.

j. In order to allow double driveways, and to allow hard-surface access to the rear yard, up to, but not more than, 40 percent of a front yard may be paved. Lots with duplexes, twin home lots, cul-de-sacs, or lots on major streets needing circular driveways may increase the hard-surface percent to 50 percent.

k. Lots with double frontage adjacent to a street with 80 feet or more Right-Of-Way, as defined in the Major Street Plan, shall have a solid, 6' tall masonry wall set back at least 10' from the closest edge of the sidewalk.

l. Primary buildings shall be designed and built with no more than two and one half stories above grade and shall be 30' or less in height. Accessory buildings shall be designed and built with no more than once story above grade and shall be 20' or less in height.

~~km.~~ All dwellings shall meet any additional state or federal requirements to be classified and taxed as real property.

~~Mn.~~ All ~~single family~~ dwellings must have at least one main (front) entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to grade.

~~No.~~ New ~~homes~~ dwellings shall be oriented toward the street. The primary architectural facade and front door shall be facing the street. On legally platted lots having a maximum 50-foot frontage, new homes may be oriented differently, provided they meet the following construction standards:

i. The side elevation of the dwelling facing the street shall include a minimum of two windows;

ii. The required ~~double car~~ garage shall be located to the rear of the main structure; and

iii. The main entry of the dwelling shall have a covered porch which shall be no less than 25 square feet in area.

~~l. The following requirements apply to all single family and two family detached dwellings as of the effective date of this ordinance:~~

~~i. All new subdivisions shall construct the highest quality model homes, promoting a variety of upgrade options, consisting of 100 percent masonry exteriors and with home size reflecting the average size expected to be built in the subdivision.~~

~~ii. New subdivisions not requiring a rezoning process shall construct homes with a minimum of at least 1,400 square feet for a rambler, and 1,600 square feet for a multi-story or two-story home, of habitable finished floor area. For the entire subdivision, the average shall be at least 1,600 square feet. For homes without basements, the minimum house size shall be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet or other storage arrangements shall be made as negotiated in a development agreement.~~

~~hip.~~ All ~~new homes~~ dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan and 300 points for all other types of plans. Each dwelling shall include at least one feature from each of the following categories in Table 1: 1)Roofing Treatments; 2)Relief Treatments; 3) Material Selections for the Entire House; 4)Entry Features; 5)Garage Treatments; and 6) Windows.

~~iv. Included in the table are seven categories of architectural features. Each category includes several features and each feature has been given a certain number of points.~~

~~v. The combination of different features must equal or exceed 250 points for a rambler plan and 300 points for all other types of plans.~~

~~vi. When choosing architectural features from Table 1 to include in the home design, each home shall include at least one feature from each of the following categories: 1)Roofing Treatments; 2)Relief Treatments; 3) Material Selections for the Entire House; 4)Entry Features; 5)Garage Treatments; and 6) Windows.~~

~~viii.~~ If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in paragraph (v) above, other features shall be added to increase the number of points equal to or above the minimum required for the type of home to be constructed.

~~Viii~~ ii. For homes with a side or rear façade that faces a street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing façades other than the front.

1. In the process of choosing architectural features from Table 2 to include on street facing façades, each home shall include at least one feature each from categories 2) Roofing Treatments and 3) Design Treatments.

2. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.

~~ix~~ iii. The point systems described in Tables 1 and 2 may be superseded by a development agreement that includes requirements that would yield homes of equal or greater quality as determined by the Planning Commission and the City Council.

#### Table 1

##### 1. Roofing Treatments (must use at least one)

##### Points

A. Dominant roof pitch of not less than 6:12

40

B. ~~Tile or~~ Laminated architectural shingles that simulate the depth of wood over the entire roof

30

C. Two or more gable ends on front elevation

20

493 D. Dormer windows on front elevation

494 20

495 E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation

496 30

497 2. Relief Treatments (must use at least one)

498 Points

499 A. At least one foundation jog (not including the garage) on the front elevation

500 30

501 B. Bay or box window or other projection that is not part of the foundation on the front elevation

502 20

503 C. At least one cantilevered living area on the front elevation

504 20

505 D. Covered front porch that extends across less than 30% of the entire length of the front of the  
506 house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space

507 30

508 E. Covered front porch that extends across at least 30% of the entire length of the front of the  
509 house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.

510 50

511 3. Material Selections for the Entire House (must use one)

512 Points

513 A. A brick or stone wainscot on the front elevation at least 30 inches high having a return of 24  
514 inches around the front corners of the dwelling, with the remainder of the home in fiber cement  
515 siding, including accent trim, which is a complimentary but different color from the primary  
516 house color, around all windows and doors. ~~Stucco may be used as an accent material on features~~  
517 ~~such as cantilevers, box windows, bay windows, dormer windows and gables, and is limited to~~  
518 ~~15 percent of the entire home elevation.~~

519 30

B. A brick or stone wainscot of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors. ~~Stucco may be used as an accent material on features such as cantilevers, box windows, bay windows, dormer windows and gables, and is limited to 15 percent of the entire home elevation.~~

40

C. A brick or stone wainscot on the front elevation and brick or stone extending to the roof line on at least one portion of the front. Fiber cement siding on the remaining exterior of the home including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors. ~~Stucco may be used as an accent material on features such as cantilevers, box windows, bay windows, dormer windows and gable ends, and is limited to 15 percent of the entire home elevation.~~

50

D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complimentary but different color from the primary house color around all windows and doors. ~~Stucco may be used as an accent material on features such as cantilevers, box windows, bay windows, dormer windows and gable ends, and is limited to 15 percent of the entire home elevation.~~

70

E. 100% brick exterior

120

#### 4. Entry Features (must use one)

##### Points

A. Covered entry with columns having a minimum size of 1' x 1' for the bottom half of the column or similar features to frame and cover the front entry area

15

B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space

0

C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space

552 0

553 5. Garage Treatments (must use at least one)

554 Points

555 A. Front of garage located at least 5' behind front face of home

556 40

557 B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15'

558 for multi-levels

559 0

560 C. Side entry garage

561 40

562 D. Three car garage where one of the spaces is located at least 1.5' behind the other two garage

563 spaces (may not be used in combination with item E)

564 60

565 E. Three car garage (may not be used in combination with item D)

566 40

567 F. Detached or alley loaded garage in the rear yard

568 40

569 G. Usable open space with a trellis or roof (covered porch) above the garage extending to or

570 beyond the front face of the garage

571 40

572 H. Garage flush with the front of the house or located less than 5' behind front of home

573 20

574 6. Windows (must use at least one)

575 Points

576 A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation

577 not including any window used to meet items C, E or F below. Each window counts as 5 points

578 up to a maximum of 10 points.

579 5

580 B. Windows of any size used on the front elevation (does not include any windows used to meet  
581 items C, E or F below). Each window counts as 5 points up to a maximum of 40 points

582 5

583 C. Accent window over the entry area

584 5

585 D. Decorative window shutters on front elevation. Each set of shutters counts as 5 points up to a  
586 maximum of 20 points.

587 5

588 E. 12” or wider sidelight to expand the size of the entry

589 5

590 F. Windows in the garage door

591 10

592 G. At least two windows on front elevation have a pattern or design (grid)

593 10

594 H. All windows on the front elevation have either a header, sill or trim with depth (If trim is  
595 used, it may not be used in combination with items 3A, B, C or E above)

596 10

597 7. Additional Design Selections

598 Points

599 A. ~~Stucco or p~~Precast quoins on at least two corners on front elevation

600 10

601 B. ~~Stucco or p~~Precast keystones (at least two on front elevation)

602 10

603 C. Knee braces on at least the front elevation

604 10



605	D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or
606	material changes)
607	10
608	E. Exposed joists on at least the front elevation
609	10
610	F. Fiber cement siding with a highly visible texture or pattern (examples include “fish scale” and
611	“shingle”) on front elevation
612	20
613	G. Siding applied horizontally and vertically on front elevation
614	20
615	H. Gable returns on front elevation
616	20
617	I. Porch and/or front stairway has a decorative railing
618	10
619	J. Decorative vent (must include either a pop-out or trim around the vent). Each vent counts as 5
620	points up to a maximum of 15 points.
621	5
622	K. 6” or larger, decorative roof fascia
623	10
624	L. 100 sq. ft. of finished floor space above the minimum required areas which are <del>1,400</del> <u>2,000</u>
625	sq. ft. for ramblers and <del>1,600</del> <u>3,000</u> sq. ft. for multi-levels (homes without basements do not
626	qualify for this item). Each 100 sq. ft. above the minimum counts as 10 points up to a maximum
627	of 40 points.
628	10
629	Table 2
630	1. Relief Treatments
631	Points

632 A. At least one foundation jog that is at least 10' long and is no more than 20' deep

633 40

634 B. Bay or box window or other projection that is not part of the foundation

635 30

636 C. At least one cantilevered living area

637 30

638 2. Roof Treatments (must use at least one)

639 Points

640 A. A minimum 6" overhang at the eaves on gable ends

641 10

642 B. Dutch hip on a gable end

643 10

644 C. Hip roof instead of a gable end

645 20

646 D. One or more gables on rear façades

647 20

648 E. Two or more gables on side façades

649 10

650 F. One cross gable on side façades

651 10

652 G. Two cross gables on side façades

653 20

654 3. Design Treatments (must use at least one)

655 Points

656 A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in  
657 garage doors, bay windows, box windows or windows that are in or partially in window wells).  
658 Each window counts as 10 points up to a maximum of 50 points.

659 10

660 B. Trim around each window for homes with fiber cement exteriors

661 10

662 C. Decorative vent (oval, octagonal, or arched)

663 10

664 D. Decorative window shutters

665 10

666 E. ~~Stucco or p~~Precast quoins on at least two corners

667 10

668 F. ~~Stucco or p~~Precast keystones

669 10

670 G. Knee braces

671 10

672 H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors,  
673 shutters, trim, roof material or material changes)

674 10

675 I. Change of material (i.e. brick or stone wainscot) applied to at least 15% of the façade

676 30

677 J. Exposed joists

678 10

679 K. Fiber cement siding with a highly visible texture or pattern (examples include “fish scale” and  
680 “shingle”) applied to at least 15% of the façade

681 10

L. A 6' solid visual barrier fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.

20

M. For side façades, a front porch that extends to the street facing side façade

10

x. All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. ~~As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet. For homes without basements, the minimum house size shall be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet or other storage arrangements shall be made as negotiated in a development agreement.~~

xi. Individual Residential Zone requirements and standards may be modified if the developer as part of a development agreement, or the builder as part of a building permit, agrees to increase the average house size by 200 square feet of finished floor space ~~and agrees to 100 percent masonry exteriors.~~ Where fiber cement siding is used, it must be accompanied by a full perimeter brick or stone wainscot of at least 30 inches high. Standards that may be reduced include side yard setbacks (no less than 6 feet nor less than a total of 16 feet for all zones except R-1-4), and lot widths up to 15 percent except the R-1-4 zone. Lot width reduction shall be limited to twenty five percent (25%) of the total lots within a subdivision.

~~xii. This subsection shall apply to all new subdivision applications, including Planned Unit Developments, filed after the adoption date of this ordinance.~~

~~xiii. Infill properties of under 2 acres, where infill is defined as properties surrounded by existing older homes not meeting the standards of the ordinances, may reduce home size to 1,350 square feet if a development agreement is not required. Infill homes under 1,400 square feet shall be constructed of 100 percent masonry exteriors. Where fiber cement siding is used, it must be accompanied by a full perimeter brick or stone wainscot of at least 30 inches high.~~

~~m. All single family dwellings must have at least one main (front) entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to grade.~~

~~n. New homes shall be oriented toward the street. The primary architectural facade and front door shall be facing the street. On legally platted lots having a maximum 50-foot frontage, new homes may be oriented differently, provided they meet the following construction standards:~~

~~i. The side elevation of the dwelling facing the street shall include a minimum of two windows;~~

~~ii. The required double car garage shall be located to the rear of the main structure; and~~

~~iii. The main entry of the dwelling shall have a covered porch which shall be no less than 25 square feet in area.~~

#### **7-23-210. PERMITTED AND CONDITIONAL USES--PREFERRED SITES FOR COMMUNICATION FACILITIES.**

(1) The following table lists the zones in which communications facilities are permitted and conditional uses:

Commercial, Manufacturing, and Agricultural Zones (Non-Stealth)  
(P=Permitted; C=Conditional; X=Not Permitted)

<b>Zone</b>	<b>Wall Mount</b>	<b>Roof Mount</b>	<b>Monopole (<math>\leq 2'</math> wide)</b>	<b>Co-Located Tower</b>
A	P	P	C	C
A-1 & A-2	P	P	C	C
C-1	C	C	X	X
C-2	C	C	C	C
C-3	C	C	C	C
B/RP	C	C	C	C
M	P	P	P	P

**Section 4. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon posting in the manner required by law.

**PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

WEST VALLEY CITY

\_\_\_\_\_  
MAYOR

750

751 ATTEST:

752

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756 

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CITY RECORDER

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